118.0	0006	0023.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	934,600 / 934,600
					USE VALUE:	934,600 / 934,600
					ASSESSED:	934,600 / 934,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
27		LORRAINE TERR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GRIMSTER NEIL P
Owner 2:	CULYBA ELIZABETH K
Owner 3:	
Street 1:	27 LORRAINE TERR
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	DODGE N P JR/ TRUSTEE -
Owner 2:	-
Street 1:	C/O NEI GLOBAL RELOCATION COMPANY
Twn/City:	OMAHA
St/Prov:	NE Cntry:
Postal:	68124

NARRATIVE DESCRIPTION

This parcel contains 7,903 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1953, having primarily Vinyl Exterior and 2807 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	4	Rolling
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7903.000	474,600		460,000	934,600
Total Card	0.181	474,600		460,000	934,600
Total Parcel	0.181	474,600		460,000	934,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 332.95 | /Parcel: 332.9

Legal Description

User Acct 76704

GIS Ref

GIS Ref

Insp Date 02/18/14

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 118.0-0006-0023.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	474,600	0	7,903.	460,000	934,600	934,600	Year End Roll	12/18/2019
2019	101	FV	354,900	0	7,903.	466,500	821,400	821,400	Year End Roll	1/3/2019
2018	101	FV	354,900	0	7,903.	348,300	703,200	703,200	Year End Roll	12/20/2017
2017	101	FV	354,900	0	7,903.	315,400	670,300	670,300	Year End Roll	1/3/2017
2016	101	FV	354,900	0	7,903.	302,300	657,200	657,200	Year End	1/4/2016
2015	101	FV	406,000	0	7,903.	256,300	662,300	662,300	Year End Roll	12/11/2014
2014	101	FV	406,000	0	7,903.	243,100	649,100	649,100	Year End Roll	12/16/2013
2013	101	FV	406,000	0	7,903.	231,300	637,300	637,300		12/13/2012

!9226!

PRINT

Date	Time
12/10/20	23:43:48

LAST REV

Date	Time
01/02/20	12:39:50
mmcmakin	
9226	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DODGE N P JR/ T	73539-134	1	10/28/2019	Mult Lots	1,300,000	No	No		
WASHINGTON MIRO	73227-388	1	9/4/2019	Mult Lots	1,387,500	No	No		
ADAMIAN DOUGLAS	71746-179	1	10/15/2018	Mult Lots	1,360,000	No	No		
SKELLEY WILLIAM	45508-139		6/30/2005		438,500	No	No		
MAHONEY JOHN H	33069-200		6/15/2001	Family	285,000	No	No		
	8582-562		1/1/1901			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/26/2009	783	Manual	5,000					FINISH ATTIC ROOM
8/7/2007	664	Manual	5,600			G9	GR FY09	construction of ve
7/10/2007	545	Addition	140,000			G9	GR FY09	FULL 2ND STORY W/1

ACTIVITY INFORMATION

Date	Result	By	Name
1/2/2020	SQ Returned	MM	Mary M
2/18/2014	Inspected	PC	PHIL C
11/22/2005	MLS	HC	Helen Chinal
2/14/2000	Measured	264	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7903		Sq. Ft.	Site		0	70.	0.83	5									459,961						460,000	

Total AC/HA: 0.18143 | Total SF/SM: 7903 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 459,961 | Spl Credit | Total: 460,000

USER DEFINED

Prior Id # 1:	76704
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1953	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G10	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.04208362
Const Adj.:	0.99989998
Adj $ / SQ:	130.247
Other Features:	104734
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	583008
Depreciation:	108439
Depreciated Total:	474568

COMMENTS

EST BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	3	Baths:	1	HB	1				

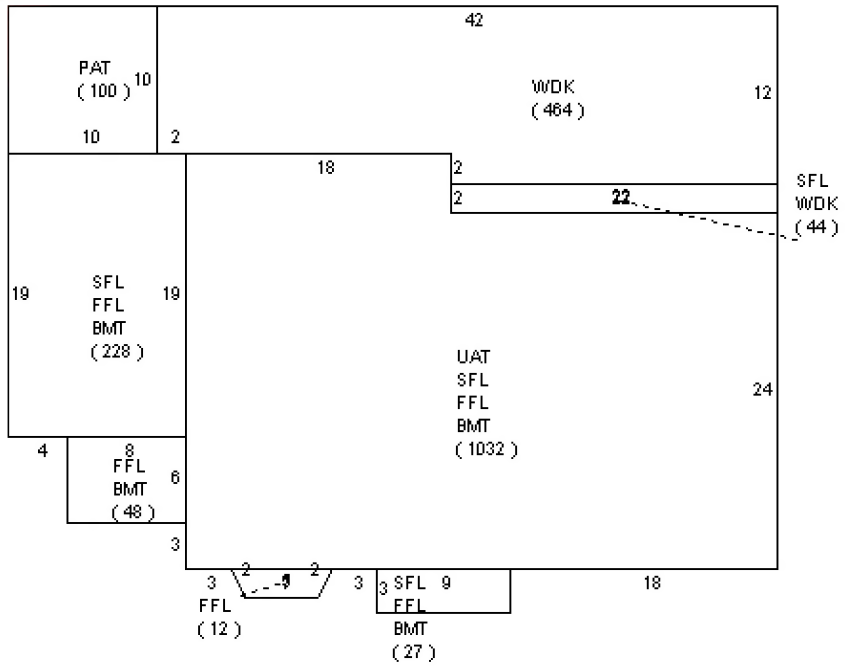
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,347	130.250	175,443
BMT	Basement	1,335	39.070	52,164
SFL	Second Floor	1,331	130.250	173,359
WDK	Deck	508	7.970	4,048
UAT	Upper Attic	258	76.190	19,658
PAT	Patio	100	6.000	600
	Net Sketched Area:	4,879	Total:	425,272
Size Ad	2678	Gross Are	5653	FinArea 2807

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	50	G	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv$/SQ:		AvRate:		Ind.Val

Juris. Factor:	1.00	Before Depr:	143.27
Special Features:	0	Val/Su Net:	97.27
Final Total:	474600	Val/Su SzAd	177.22

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X8	A	AV	2000	0.00	T	15.2	101						

More: N | Total Yard Items: | Total Special Featues: | Total:

PARCEL ID

118.0-0006-0023.0

IMAGE

AssessPro Patriot Properties, Inc